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Cassidy  
& Tate  
Your Local Experts



Award Winning Agency

SOOTHOUSE SPRING

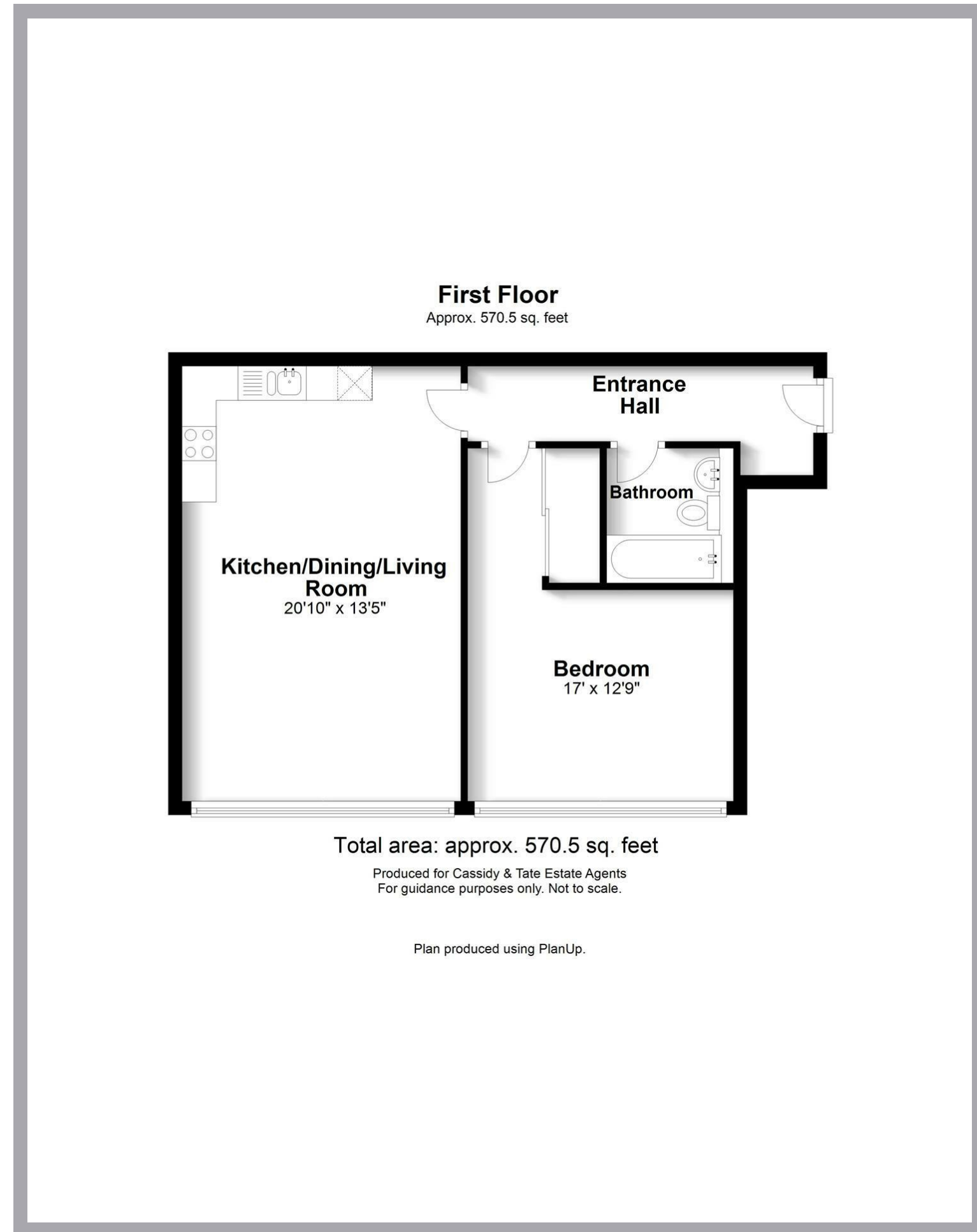
ST. ALBANS

AL3 6NR



## All The Ingredients Needed For A Fabulous Lifestyle

This luxurious one bedroom apartment is one of fifteen apartments situated on the first floor of a modern development and would ideally suit a first time buyer or investor alike. Internally the property is presented in beautiful decorative order, and clearly evident is the use of high quality fixtures and fittings throughout. Living accommodation includes a superb open plan kitchen/living/dining room, a double bedroom and a good sized bathroom. The kitchen area is fitted with modern white gloss units complemented beautifully by quartz work tops and good quality integrated appliances. Solid wood flooring from the kitchen area flows and connects with the dining/living area. The bathroom is fitted with a stylish three piece white suite with complimentary tiling. Further benefits include entry telephone system, entrance hall, double glazing, gas central heating and communal parking. Woodland Court is conveniently located for easy access to the city centre, with its extensive shopping and leisure activities plus cosmopolitan bars and eateries with cuisines from all over the world. There are good local amenities nearby including a pharmacy, a 'Tesco' express, a laundrette to name but a few. The mainline railway station, linking St. Albans to London, St Pancras remains only a short distance away.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living



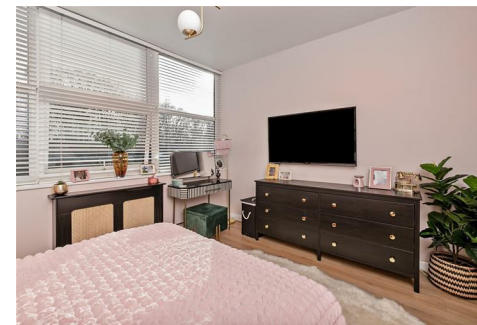
## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Chain Free
- Modern Apartment
- Three Piece Bathroom
- Integrated Appliances
- Residents Parking
- First Floor
- Fitted Wardrobes
- Spacious Floor Area

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

